

COMMUNITY AFFAIRS

DIVISION OF CODES AND STANDARDS

Uniform Construction Code

Use of Standardized Elevator Fire Service Keys

Proposed Amendments: N.J.A.C. 5:23-3.14, 6.5, 6.6 and 6.7

Authorized By: Susan Bass Levin, Commissioner, Department of Community Affairs

Authority: N.J.S.A. 52:27D-198.13

Proposal Number: PRN 2004-

Calendar: See Summary below for explanation of exception to calendar requirement.

Submit written comments by: November 6, 2004 to:

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**Susan Bass Levin,
Commissioner**

The agency proposal follows:

Summary

The proposed amendments to N.J.A.C. 5:23-3.4, 6.5, 6.6 and 6.7, the Building Subcode and sections of the Rehabilitation Subcode of the Uniform Construction Code, would require the use of standardized fire service keys in newly-installed elevators and in elevators undergoing work other than ordinary maintenance or minor work. Promulgation of these amendments is required by section 1 of P.L.2003, c.211 (N.J.S.A. 52:27D-198.13). “Standardized fire service key” is the term used and understood by the industry. Accordingly, the Department has substituted “standardized fire service key” for “standardized fire recall key,” the term used in the statute.

As the Department has provided a 60-day comment period on this notice of proposal, this notice is exempted from the rulemaking calendar requirement, pursuant to N.J.A.C. 1:30-3.3(a)5.

Social Impact

The Department anticipates that the proposed amendments will have a positive social impact. Providing for a standardized fire service key will enhance the safety of elevator users. It no longer will be necessary to find the specific key for the elevators in a particular building. The key carried by all fire departments will fit all elevators that have been installed or rehabilitated in accordance with the proposed amendments, thus facilitating emergency response.

Economic Impact

The Department does not anticipate that the proposed amendments will have any economic impact on new elevators. All new elevators (with the exception of those traveling six feet of vertical distance or less) already are required to have fire service keys. The proposed amendments simply require that this key be a standardized key. There is no incremental cost associated with compliance with this requirement. The Department has collected information on the cost of the proposed requirement to provide for a standardized fire service key in elevators undergoing rehabilitation. The cost ranges from \$600 to \$1,200 per elevator.

Federal Standards Statement

No Federal standards analysis is required because these amendments are not being proposed in order to implement, comply with, or participate in any program established under Federal law or under a State law that incorporates or refers to Federal law, standards, or requirements.

Jobs Impact

The Department does not anticipate that any jobs will be created or lost as a result of these proposed amendments.

Agriculture Industry Impact

The Department does not anticipate that the proposed amendments would have an impact on the agricultural industry.

Regulatory Flexibility Analysis

The proposed amendments would not impose any recordkeeping or reporting requirements on “small businesses,” as defined by the New Jersey Regulatory Flexibility Act, N.J.S.A. 52:14B-16 et seq. Compliance requirements are described in the Summary above; it is not anticipated that professional services will have to be employed in order to comply. There may be some modest financial impact on small businesses installing or refurbishing elevators, as described in the Economic Impact above. However, because this is a building safety requirement, there is no basis for differential treatment of small businesses.

Smart Growth Impact

The Department does not expect that the proposed amendments would have any impact upon either achievement of "smart growth" or implementation of the State Development and Redevelopment Plan.

Full text of the proposal follows (additions indicated in boldface **thus**; deletions indicated in brackets [thus]):

5:23-3.14 Building subcode

- (a) (No change.)
- (b) The following chapters of the building subcode are modified as follows:
 - 1. – 18. (No change.)
 - 19. Chapter 30, Elevators and Conveying Systems, shall be amended as follows:
 - i. – iii. (No change.)
 - iv. New Section 3003.3, Standardized fire service keys, shall be inserted as follows: “All new elevators shall be equipped to operate with a standardized fire service key.”**
 - Recodify existing iv. – v. as v. – vi. (No change in text.)
- 20. – 25. (No change.)

5:23-6.5 Renovations

- (a) – (d) (No change.)
- (e) The following products and practices shall be required, when applicable:
 - 1. – 8. (No change.)

9. Where work, other than ordinary maintenance or minor work, is being performed on an elevator, the elevator shall be equipped to operate with a standardized fire service key.

(f) – (h) (No change.)

5:23-6.6 Alterations

(a) – (d) (No change.)

(e) The following products and practices shall be required, when applicable:

1. – 14. (No change.)

15. (Reserved)

16. Where work, other than ordinary maintenance or minor work, is being performed on an elevator, the elevator shall be equipped to operate with a standardized fire service key.

(f) – (k) (No change.)

5:23-6.7 Reconstruction

(a) – (d) (No change.)

(e) The following products and practices shall be required, when applicable:

1. – 10. (No change.)

11. (Reserved)

12. Where work, other than ordinary maintenance or minor work, is being performed on an elevator, the elevator shall be equipped to operate with a standardized fire service key.

(f) – (k) (No change.)